



**Petition Number:** 1910-DDP-22

**Project Name:** JJK Investments, LLC

**Subject Site Address:** 16802 Southpark Drive

**Petitioner:** JJK Investments, LLC

**Representative:** Keeler-Webb Associates

**Request:** Detailed Development Plan review of a 9,650 square foot warehouse facility on 1.030 acres +/- in the EI: Enclosed Industrial District.

**Current Zoning:** EI: Enclosed Industrial District

**Current Land Use:** Vacant / Enclosed Industrial

**Approximate Acreage:** 1.030 +/-

**Property History:** 99-V-36 (September 20, 1999)  
0103-VU-04 (March 19, 2001)  
0103-VS-32 (March 19, 2001)  
0103-VS-33 (March 19, 2001)  
0103-VS-34 (March 19, 2001)  
0104-VS-41 (April 16, 2001)  
0104-VS-42 (April 16, 2001)  
0104-VS-43 (April 16, 2001)  
0104-VS-44 (April 16, 2001)  
0104-VS-45 (April 16, 2001)  
0104-VS-46 (April 16, 2001)  
1908-VS-14 & 1908-VS-15 (August 13, 2019)  
Overall Development Plan & Primary Plat (1910-ODP-18 & 1910-SPP-18, *pending*)

**Staff Reviewer:** Caleb Ernest, Associate Planner

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## **PROCEDURAL**

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

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## **REVIEW COMMENTS**

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
  - 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
  - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
  - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
  - 5) Abbreviations:
    - a) WPWD – Westfield Public Works Department
    - b) HCSO – Hamilton County Surveyor's Office
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## **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply.**

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
  - 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
  - 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
  - 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
  - 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
  - 15) Location and dimensions of all existing structures and paved areas.
  - 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
  - 17) Location of all Floodplain areas within the boundaries of the property.
  - 18) Names of legal ditches and streams on or adjacent to the site.
  - 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
  - 20) Identify buildings proposed for demolition.
  - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
  - 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

**The plans comply.**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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**DISTRICT STANDARDS**

**The plans comply with Article 4.24 (EI District) and 1908-VS-14 & 1908-VS-15 Variances of Development Standard\*.**

27) Permitted Uses:

**Comment: 0103-VU-04 permits operation of an “Automobile/truck cleaning, service, rental, and repair use” in the US Highway 31 Overlay Zone.**

28) Minimum Tract Requirement: 1.030 acres\*

29) Minimum Lot Frontage: 70 feet

30) Minimum Building Setback Lines:

a) Front Yard:

**Comment: 0103-VS-32 and 0104-VS-41 reduced Front Yard to 40 feet.**

i) Expressways or Arterials: 100 feet

ii) All other: 40 feet

b) Side Yard: 20 feet\*\*

c) Rear Yard: 20 feet\*\*

31) Minimum Lot Width: No minimum\*\*

32) Maximum Building Height: 60 feet

33) Minimum Building Size: No Minimum\*\*

**Comment: \*\*Please see Comments under item 34.\*\***

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## **OVERLAY DISTRICT STANDARDS**

34) US Highway 31 Overlay District

a) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

i) Height and Area Requirements:

(1) Minimum Side Yard: 45 feet

**Comment: 0103-VS-33 and 0104-VS-42 reduced side yard to 20 feet. (Section 5.2 E. 4.)**

(2) Minimum Rear Yard: 45 feet

**Comment: 0104-VS-43 reduced rear yard to 20 feet (Section 5.2 E. 5.)**

(3) Minimum Aggregate of Side Yard: 90 feet

**Comment: 0103-VS-34 and 0104-VS-44 reduced aggregate side yard to 40 feet (Section 5.2 E. 6.)**

(4) Minimum Lot Width: Shall be equal to or exceed one-half (0.5) the depth of the Lot.

**Comment: 1908-VS-14 reduced minimum lot width as shall equal to or exceed 0.365 of the depth of the Lot (Section 5.2 E. 7.)**

(5) Minimum Aggregate Gross Floor Area: 15,000 square feet

**Comment: 0104-VS-45 reduced Minimum Gross Floor Area to 0 sq. ft. (Section 5.2 E. 8.)**

(6) Maximum Lot Coverage: If all buildings on the Lot contain an aggregate Gross Floor Area of less than 25,000 square feet, then thirty-five percent (35%) of the Lot.

**Comment: 1908-VS-14 increased Maximum Lot Coverage to 70% of the Lot (Section 5.2 E. 9.)**

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## **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply, as applicable to a Detailed Development Plan.**

35) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The

solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

- iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- iv) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- v) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vi) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

### 36) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
- b) Building Facades:
  - i) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, “External Façade”), shall comply with the following:
    - (1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
    - (2) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein.

- ii) All Building Facades: If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

37) Building Standards (Article 6.4)

38) Fence Standards (Article 6.5)

39) Height Standards (Article 6.6)

40) Home Business Standards (Article 6.7)

41) Landscaping Standards (Article 6.8)

a) General Screening Standards:

- i) Mechanical Screening: Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

b) Street Trees:

c) Minimum Lot Landscaping:

d) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.



e) External Street Frontage Landscaping Requirements:

- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

f) Buffer Yard Requirements:

g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

ii) Perimeter Parking Area Landscaping:

42) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

43) Lot Standards (Article 6.10)

44) Outside Storage and Display (Article 6.12)

45) Outdoor Café and Eating Areas (Article 6.13)

46) Parking and Loading Standards (Article 6.14)

a) Off-Street Parking:

- i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.

47) Performance Standards (Article 6.15)

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

50) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
  - i) Forty (40) feet from intersections of Collectors, Private or Local Street.

51) Yard Standards (Article 6.21)

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**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

52) Block Standards (Article 8.1)

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

56) Pedestrian Network Standards (Article 8.7)

57) Storm Water Standards (Article 8.8)

58) Street and Right-of-Way Standards (Article 8.9)

59) Street Light Standards (Article 8.10)

- a) **Street Lights at Intersections:** The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

60) Street Sign Standards (Article 8.11)

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

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**DEPARTMENT COMMENTS**

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (1910-DDP-22) with the following conditions:**
  - a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
  - b. **Contingent on the approval of the Primary Plat (1910-SPP-18), Overall Development Plan (1910-ODP-18) and Secondary Plat (1911-SFP-60).**
- 3) **If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov).**